

## SECTION 17: DEFINITIONS

- A. For the purposes of this Ordinance, certain words, phrases, and terms used herein shall have the meaning assigned to them by this Section. Definitions applicable only to specific sections of this Ordinance are located at the beginning of the following sections: the Floodplain Management Overlay Zone in Section 22.6; Wireless Telecommunication Facilities in Section 24.5; Accessory Wind Energy Systems in Section 24.8; Medical Marijuana Dispensaries and Off-Site Cultivation and Infusion Facilities in Section 24.9; Signs in Section 26; Lighting in Section 27; Landscaping in Section 28; and Nonconforming Situations in Section 29 of this Ordinance.
- B. When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural; and those in the plural number include the singular. The word “shall” is mandatory; the word “may” is permissive.
- C. Any dispute regarding the meaning of any word, phrase or section of this Ordinance shall be decided by the Community Development Director. Appeals of the decision of the Community Development Director shall be heard by the Board of Adjustment as described in Section 30.8 and A.R.S. § 11-816.
- D. The Planning & Zoning Commission shall make determinations to Uses not listed as described in Section 30.

ABUT shall mean to touch or adjoin along a common border or property line.

ACCESS or ACCESS WAY shall be the means of ingress and egress connecting a Site to the public roadway system.

ACCESSORY LIVING QUARTERS shall mean a portion of a Single Family Dwelling that is attached to the main Dwelling and is an Accessory Use by members of the Family occupying the main Dwelling or their nonpaying guests. An identifying characteristics of an Accessory Living Quarters is attachment to the main Dwelling by heated living space. Accessory Living Quarters may not be separated from the main Dwelling by patios, Garages, Carports, breezeways, or other similar separations.

ACCESSORY STRUCTURE shall mean a Building, part of a Building, or Structure, which is for Accessory Use.

ACCESSORY USE shall mean a Use incidental, related, appropriate and clearly subordinate to the main Use of the Lot or Building, which Accessory Use does not alter the principal Use of such Lot or Building.

ADVERTISING DEVICE shall mean any figure, symbol, design, model, or device, whether it contains a lettered advertising message or not, used to attract attention or convey a message and which is visible to any area outside a Building.

ACCESSORY WIND ENERGY SYSTEMS DEFINITIONS - See Section 24.8

AGRICULTURE, EXEMPT shall mean use of property exempt from zoning under A.R.S. §11-812.

AGRICULTURE, NON-EXEMPT shall mean the tilling of the soil together with the raising of crops, horticulture, viticulture, silviculture, small livestock farming, dairying and/or pasture and range Livestock production, including all uses customarily incidental, thereto but not including slaughter houses, fertilizer yards, or plants for the reduction of animal matter or any other industrial Use which is similarly objectionable because of noise, odor, smoke, dust or fumes. Agriculture does not include the concentrated single-use operation of Feed Lots, hog, turkey, chicken, fur-bearing animals or other similar farms, unless these operations are operated in conjunction with or are a part of the crop production of the same or adjoining parcels under common ownership. Agriculture does not include Exempt Agriculture.

AGRICULTURAL COMPOSTING, EXEMPT shall mean the controlled biological decomposition of organic solid waste under in-vessel anaerobic or aerobic conditions where all or part of the materials are generated on the farmland or will be used on the farmland associated with the Agricultural Composting operation. The Agricultural Composting Use is exempt from zoning if it meets the requirements of A.R.S. §11-812.

AIRPORT shall mean any area which is used for the taking off and landing of aircraft, including helicopters, and appurtenant areas which are used for airport Building or facilities, including open spaces, taxiways and tie-down areas.

ALLEY shall mean any dedicated way, intended for vehicular service to the rear or side of property served by a Street. An Alley is not intended for general traffic circulation.

ANEMOMETER shall mean an instrument for measuring wind force. See also Meteorological (Met) Tower.

ANIMAL HOSPITAL shall mean a place where animals are given medical or surgical treatment and are cared for during the time of such treatment. Use as a Kennel shall be limited to short-time boarding and shall be only an Accessory Use.

ANIMAL HUSBANDRY shall mean the branch of Agriculture concerned with breeding and rearing of farm animals conducted primarily for educational purposes or school credits.

APARTMENT: See DWELLING, MULTIPLE.

AREA PLAN shall mean an official amendment to the *Coconino County Comprehensive Plan* that reflects the local residents' vision of the future, contains goals and policies for development, and provides guidance for decision makers. An Area Plan may serve a community, specific neighborhoods or rural areas.

AUTO LUBRICATION and OIL-CHANGE OPERATION shall mean any Building or premises used primarily for the purpose of lubrication, fluid replenishment and oil changing. Such servicing shall not entail the overnight storage of vehicles, nor shall such services include tire recapping, wheel repair, sale or rebuilding of engines, battery manufacturing or rebuilding, radiator repair, transmission repair, engine steam cleaning, autobody work, welding, reupholstering or installation of auto glass.

AUTOMOBILE-SERVICE STATION shall mean any premises used for the retail sales of vehicular fuels and for servicing and light maintenance activities such as engine tuneups, lubrication, sale and service of tires and batteries, and minor repairs. Service Stations shall not include premises where heavy automobile maintenance activities such as engine overhauls, painting, body repair, and transmission repair are conducted. Service Stations shall entail only incidental overnight parking of vehicles.

AUTOMOBILE-WRECKING YARD shall mean the area outside of an enclosed Building used for the dismantling or wrecking of motor vehicles or trailers: or the storage, sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles or their parts. An Automobile-Wrecking Yard does not include the incidental storage of vehicles in connection with the operation of an Automotive Repair Garage, providing the repair period for any one vehicle does not exceed 30 days.

AUTOMOTIVE REPAIR GARAGE shall mean an establishment engaged in furnishing automotive and light-truck repair and servicing to the general public. These facilities shall not include tire recapping or battery manufacturing or rebuilding.

BASE FLOOD shall mean the flood having a one-percent chance of being equaled or exceeded in any given year.

BASEMENT shall mean a story partly or wholly underground. A Basement shall be counted as a Story for purpose of height measurement where more than one-half (1/2) of its height is above Grade.

BED-AND-BREAKFAST ESTABLISHMENT shall mean a portion of a Single Family Dwelling in which one or two bedrooms are completely furnished guest rooms occupied, or intended to be occupied, or advertised as available on a nightly basis for compensation. See Section 24.3.

BILLBOARD shall mean any Off Premise Sign that directs attention to or advertises a business, commodity, service, person, enterprise, proposition or entertainment.

BOARD or BOARD OF SUPERVISORS shall mean the Board of Supervisors of Coconino County, Arizona.

BOARD OF ADJUSTMENT shall mean the Board of Adjustment of Coconino County, Arizona.

BORROW PIT shall mean any place or premises where dirt, soil, sand, gravel or other earthy material is removed by excavation for any purpose other than that necessary and incidental to grading or to Building construction or operation on the premises.

BUILDING shall mean a Structure having a roof supported by columns or walls.

BUILDING PERMIT shall mean a permit required for any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a Building or Structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or cause such work to be done in the unincorporated areas of Coconino County, pursuant to building codes adopted by the Board of Supervisors.

CABANA shall mean any Building or Structure erected, constructed or placed with a Building Permit on a Mobile or Manufactured Home space and used in conjunction with a Mobile or Manufactured Home.

CAMPGROUND shall mean a plot of ground, with or without sanitation facilities or water, for overnight or limited camping. May include the overnight parking of Recreational Vehicles.

CANOPY shall mean a roof-like Structure supported by a permanent foundation and open on all four sides.

CARPORT shall mean a permanent roofed Structure or a portion of a main Structure with not more than two (2) enclosed sides used or intended to be used for automobile storage for the occupants of the premises.

CEMETERY shall mean land used for the burial of the dead, and dedicated for such purposes, including columbariums, crematoriums, mausoleums and mortuaries when operated in conjunction with and within the boundaries of such premises.

CHURCH shall mean Buildings and locations where people regularly participate in or hold religious services, meetings or other activities related to the exercise of their religious beliefs not including schools, preschools or residential Uses. This definition does not include small home group religious meetings occurring in a Dwelling.

CHURCH ACCESSORY USES shall mean Uses that are Accessory Uses to the Principal Use of a Church including schools, Preschools and residential Uses.

CLUB shall mean an association of persons (whether or not incorporated) for a common purpose including entities qualified under Section 501(c)(3) of the Internal Revenue Code, but not including groups organized solely or primarily to provide a product or to render a service or that provides products or services that are contrary to the public policy of this State or the United States.

COMMERCIAL ACRE shall mean a unit of land area that is only 82.6 percent of an acre. It measures 36,000 square feet, 4,000 square yards, 3342.8 square meters, or 0.334 hectare.

COMMERCIAL EQUIPMENT shall mean any motorized or non-motorized piece of machinery designed for construction, demolition, excavation, logging, shipping, Warehousing, freight-hauling, etc., including but not limited to backhoes, bulldozers, dump trucks, equipment trailers, fork lifts, drill rigs, front-end loaders, or other similar Commercial Equipment.

COMMERCIAL FERTILIZER OPERATIONS shall mean a place where any substance that contains one or more recognized plant nutrients, that is used for its plant nutrient content and is designed for use or claimed to have a value in promoting plant growth, except unmanipulated animal and vegetable manures, and other projects exempted by rule of the Arizona Department of Agriculture is collected, processed or stored on a commercial basis. A Commercial-Fertilizer Operation must be licensed by the State of Arizona or meet an exemption from licensing requirements per A.R.S. § 3-262.

COMMERCIAL VEHICLE shall mean any bus, truck or truck tractor or other vehicle having a gross vehicle weight over 26,000 pounds; or trailer, or semi-trailer, dump truck, aggregate hauling trailer, logging trailer, etc., not including water hauling apparatus for purposes of transporting water for personal use.

**Revised: 10/86, 5/89, 8/90, 8/92, 6/00, 10/13**

COMMISSION shall mean the Coconino County Planning and Zoning Commission.

COMMUNICATION TOWER shall mean a freestanding Structure including appurtenances (greater than 34 feet in height) used for the following commercial communication purposes:

- a. AM & FM radio;
- b. Two-way radio;
- c. Common carriers;
- d. Wireless communication;
- e. Microwave;

Amateur (HAM) towers for the personal use of the property owner are excepted from this definition unless in excess of 100 feet in height.

COMMUNITY CENTER shall mean a meeting place used by members of a community for social, cultural, or recreational purposes.

COMMUNITY-SERVICE AGENCY shall mean an organization such as YMCA, YWCA, Boy Scouts, Girl Scouts, Campfire, and any organization established as a nonprofit corporation qualified under 501(c)(3) of the Internal Revenue Code or an organization supported in whole or in part by public subscription and primarily established to serve the social or welfare needs of the community or any part thereof, and that is not organized for the purpose of personal profit or to earn income for ~~of~~ any individual, group of individuals, or corporation and that is not contrary to the public policy of this State or the United States.

COMPREHENSIVE PLAN shall mean the *Coconino County Comprehensive Plan* and all special Area Plans adopted as amendments to the Comprehensive Plan. A statement of a community's future, intended to serve as the primary decision-making guide for growth and development in the County.

CONDITIONAL USE shall mean a land Use that because of its inherent nature, extent and external effects, require special care in the control of its location, design, and methods of operation to ensure that its location is appropriate and the public health, safety and general welfare is protected. Such Uses are designated as Conditional Uses allowed only pursuant to a Conditional Use permit. See Administration Section 30.4.

CONDOMINIUM shall mean an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space in a residential complex located on such real property. A Condominium may include, in addition, a separate interest in other portions of such real property.

CONDOMINIUM CONVERSION shall mean the development of land and existing Structures as a Condominium, regardless of the present or prior Use of such land or Structure, and regardless of whether substantial improvements have been made to such Structures.

CONTRACTOR'S YARD shall mean the Use of any Lot or parcel of land for the commercial or non-commercial parking, storage, maintenance of Commercial Vehicles; and/or more than one piece of Commercial Equipment; and/or outdoor storage of Building materials, aggregates, lumber, piping, vehicle parts, tires, etc.

**Revised: 5/89, 8/90, 8/92, 10/13**

CONVALESCENT HOME shall mean a facility appropriately licensed by the State, or Coconino County, which provides bed and ambulatory care for patient during post-operative convalescence, chronic illness or dietary problems, and aged or infirm persons unable to care for themselves.

CONVENIENCE MARKET shall mean a retail store that is intended to attract stop-and-go traffic, with or without fuel sales, and sell primarily food, beverages and other household supplies to customers who purchase only a few items.

COTTAGE INDUSTRY shall mean ~~a~~ any business or commercial Use conducted within a Dwelling or an Accessory Structure and carried on by the inhabitants thereof, which Use is clearly incidental and secondary to the Use of the Structure for Dwelling purposes and which use does not change the character thereof or does not adversely effect the Uses permitted in the Zone of which it is a part. See Section 24.3 for specific requirements.

COUNTY shall mean the County of Coconino, State of Arizona.

COUNTY RECORDER shall mean the County Recorder of the County of Coconino.

DAY-CARE CENTER shall mean any child care arrangement that provides care and/or supervision for six (6) or fewer children for compensation.

DENSITY shall mean the total number of Dwelling Units permitted on an acre of land exclusive of all streets and Rights-Of-Way that restrict the surface use of the property in question.

DETACHED (FREESTANDING) SIGN shall mean a ground Sign with no form of support other than its own structural members.

DIRECTOR shall mean the Director of Community Development of Coconino County.

DORMITORY shall mean a Building used primarily for sleeping accommodations, where such Building is related to an educational or religious institution or for employee housing associated with a commercial enterprise. For purposes of calculating Density, three dorm rooms shall be equivalent to one Dwelling Unit.

DOUBLE-FACED SIGN shall mean a Sign with two faces only, with each face oriented 180 degrees from the other.

DRIVE-IN THEATER shall mean an outdoor Structure designed for theatrical performances, displays or shows where the performance is viewed by all or part of the audience from a vehicle.

DWELLING shall mean one or more habitable rooms for residential Use that are used as a home, residence, or sleeping place by one or more persons and which may contain sleeping, sanitary and cooking facilities. Dwelling includes an Apartment or Condominium, Manufactured Home, Modular Home, Mobile Home, Guest House or Dormitory.

DWELLING, MULTIPLE shall mean a Building containing two (2) or more Dwelling Units or a combination of two (2) or more separate, Single-Family Dwelling units on one Lot or Building Site.

Revised: 1/85, 4/87, 5/89, 8/90, 5/92, 2/95, 10/13

DWELLING, SINGLE FAMILY shall mean a detached Dwelling Unit used by one family.

DWELLING UNIT shall mean one or more rooms and a single kitchen or cooking accommodation and a bathroom for living and sleeping purposes.

EASEMENT shall mean a right-of-use over the property of another.

EDUCATIONAL INSTITUTIONS shall mean public and other non-profit institutions conducting regular academic instruction at Pre-school, kindergarten, elementary, secondary, collegiate levels, and including graduate schools, universities, non-profit research institutions and religious institutions. Such institutions must either (1) offer general academic instructions, or (2) confer degrees as a college or university of undergraduate or graduate standing, or (3) conduct research, or (4) give religious instruction. This definition does not include commercial or trade schools.

ELECTRIC GENERATING STATION shall mean an electrical generating facility including traditional and renewable-energy power plants.

EXOTIC ANIMALS shall mean animals that are not native to North America that are not included within the definition of Livestock.

FAMILY shall mean any number of individuals related by blood, marriage, affinity or legal adoption/guardianship, or a group of not more than five (5) unrelated persons living together as a single housekeeping unit in a single Dwelling unit sharing common cooking facilities.

FEEDLOT, COMMERCIAL shall mean a feeding operation on a Parcel of land where Livestock are temporarily kept or exchanged in corrals or yards on a sustained basis and where feed is brought to the yard.

FLOODPLAIN MANAGEMENT DEFINITIONS - See Section 23.1

FLOOR AREA shall mean the total area of a Building measured by taking the outside dimensions of the Building at each floor level intended for occupancy or storage, but excluding courts, Carports, and Garages used for the parking of motor vehicles.

FRONTAGE shall mean that side of a Lot Abutting a Street.

GARAGE, PRIVATE shall mean a detached Accessory Building or a portion of a main Building on the same Lot for the parking and temporary storage of vehicles of the occupants of the premises.

GARDENING shall mean areas where residents and neighbors have the opportunity to contribute and manage the cultivation of plants, vegetables, and fruits.

GRAZING shall mean the feeding of domestic Livestock on an open range or fenced pasture for commercial purposes and uses customarily incidental thereto, but not including slaughterhouses, Feedlots, stockyards, packing houses, bone yards, or plants for the reduction of animal matter.

GROSS AREA shall mean the total horizontal area within the Lot lines of a Lot or parcel of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such Lot or parcel.

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GROSS VEHICLE WEIGHT shall mean the weight of the vehicle or vehicle combination together with the weight of the maximum load to be carried thereon at any one time; or, the declared gross weight per current vehicle registration.

GROUP HOME FOR THE HANDICAPPED shall mean a Dwelling Unit that is licensed or authorized by a governmental authority having jurisdiction over operations for 10 or fewer handicapped persons who reside together as a single housekeeping unit and who receive care, supervision, or counseling from one or more staff persons. This Use includes assisted-living homes, homes for the mentally ill, group care agencies and similar residential living arrangements for handicapped persons, but shall not include boarding houses, nursing homes, or other group homes not for the handicapped. A facility is not a Group Home for the Handicapped unless it meets the provisions of Title VII of the Civil Rights Act of 1968 as amended by the Fair Housing Act.

GROUP HOMES, OTHERS shall mean a Dwelling in which persons reside while receiving therapy or counseling to assist them in overcoming addiction to intemperate use of drugs or alcohol or in adjusting to society after or during imprisonment through such means as pre-release, work-release, or probationary programs. This category does not include a Group Home for the Handicapped.

GUEST HOUSE shall mean a detached habitable Structure used by members of the Family occupying the main Dwelling and their nonpaying guests.

HELIPORT shall mean any area which is used for the landing and taking off of helicopters.

HOME OCCUPATION shall mean any Use customarily conducted entirely within a Dwelling and carried on solely by the inhabitants thereof, which use is clearly incidental and secondary to the Use of the Structure for Dwelling purposes and which use does not change the character thereof or does not adversely affect the uses permitted in the zone of which it is a part. A Home Occupation shall meet all of the requirements of 24.2.

HOSPITAL/HEALTH CLINIC shall mean an institution for the diagnosis, care, and treatment of human illness, including surgery and primary treatment.

HOTEL - MOTEL shall mean a Structure or portion thereof or a group of attached or Detached Structures containing completely furnished individual guest rooms or suites occupied less than thirty (30) days, by any one individual or group of individuals, for compensation.

INTENDED USE shall mean a new Use that is not currently taking place on a property but that will begin on the property within a reasonable amount of time as determined solely by the Director of Community Development. A Use is not an Intended Use unless progress toward the new Use is indicated by objectively verifiable evidence.

INOPERABLE VEHICLE shall mean any whole, dismantled or partially dismantled, vehicle which can not be started and driven under its own power.

INSTITUTIONAL RESIDENCE shall mean facilities for living, sleeping and sanitation and may include facilities for eating and cooking, for occupancy by other than a Family.



JUNK YARD shall mean the use of more than the allowable square footage of any Lot or parcel of land regardless of Zone classification for the outdoor storage of any used or secondhand materials, including but not limited to lumber, auto parts, household appliances, pipe, fencing, drums, machinery or furniture.

KENNEL, COMMERCIAL shall mean any Kennel maintained for the purpose of boarding, breeding, raising or training dogs or cats for a fee or for sale.

KENNEL, NONCOMMERCIAL shall mean any property where five or more dogs and/or cats, over the age of four months, are kept or maintained for the use and enjoyment of the occupant for noncommercial purposes.

KITCHEN shall mean any room or portion thereof in a Building or Dwelling unit which is used or intended to be used for cooking or the preparation of food.

LANDSCAPING shall mean the placement of living plant materials including trees, shrubs, vegetative and organic or inorganic materials in a prescribed area. Organic and inorganic materials include gravel, cinders, rock and bark materials.

LARGE RETAIL ESTABLISHMENT shall mean a retail establishment (store) with any commercial retail uses or a combination of such commercial retail uses comprised of greater than 25,000 square feet and less than 70,000 square feet of gross floor area. The 25,000 square feet of floor area includes gross floor area and ancillary outdoor storage or merchandise display areas. The floor area does not include motor vehicle parking or loading areas. For the purpose of determining the applicability of the 25,000 square foot of floor area, the aggregate square footage of all adjacent stores which share common check stands, management, a controlling ownership interest, and storage areas, shall be considered one establishment, e.g. a plant nursery associated with a general merchandise area such as a home improvement area.

LIGHTING DEFINITIONS - See Section 27

LIVESTOCK shall mean all animals that are used as (or which are the sources of) agricultural commodities. Included are cattle (beef or dairy), bison, equines (all horses, mules, burros, and asses), sheep, goats, swine (excluding feral pigs), and poultry (which includes ratites).

LOT shall mean:

1. A parcel of real property with a separate and distinct number or other designation shown on a plan recorded in the office of the County Recorder, or
2. A Parcel of real property delineated on an approved record of survey, Parcel map or subdivision map as filed in the office of the County Recorder or in the office of the Department of Community Development, and Abutting at least one (1) public Street or Right-Of-Way, or Easement determined by the Commission to be adequate for the purpose of Access, or
3. A parcel of real property abutting at least one (1) public Street or Right-of-Way or Easement determined by the Commission to be adequate for the purpose of Access and held under separate ownership from Abutting property prior to the date of adoption of this Ordinance.

Revised: 1/85, 8/90, 6/00, 8/01, 10/13

LOT, CORNER shall mean a Lot located at the intersection or interception of two (2) or more Streets at an angle of not more than one hundred thirty-five (135) degrees. If the angle is greater than one hundred thirty-five (135) degrees, the Lot shall be considered an Interior Lot.

LOT (SITE) COVERAGE shall mean that portion of a Lot or Building Site which is occupied by any Building or Structure footprint, excepting paved areas, uncovered parking areas, driveways, walks, and landscaped areas.

LOT DEPTH shall mean the average horizontal distance between the Front and Rear Lot Lines measured in the mean direction of the side Lot lines.

LOT, FLAG shall mean an Interior Lot not having direct Frontage to a public Street or highway, except for a portion of said Lot used for Access purposes. That portion of a Flag Lot used for Access purposes shall have a minimum width of twenty feet.

LOT, INTERIOR shall mean a Lot other than a corner Lot.

LOT LINE shall mean any line bounding a Lot as herein defined.

LOT LINE, FRONT on an Interior Lot shall mean the property line Abutting the Street. On a corner Lot, the Front Lot Line is the shorter property line Abutting a Street, except in those cases where the subdivision or parcel map specifies another line as the Front Lot Line. On a through Lot or a Lot with three (3) or more sides Abutting a Street or a Corner Lot with Lot Lines of equal length, the Director shall determine which property line shall be the Front Lot Line for purposes of compliance with Yard and Setback provisions of this Ordinance. On a private Street or Easement, the Front Lot Line shall be designated as the edge of the Easement.

LOT LINE, INTERIOR shall mean a Lot Line not Abutting a Street.

LOT LINE, REAR shall mean a Lot Line not Abutting a Street which is opposite and most distant from the Front Lot Line. In the case of an irregular-shaped Lot, a line within the Lot, parallel to and at a maximum distance from the Front Lot Line, having a length of not less than ten (10) feet. A Lot which is bounded on all sides by Streets may have no Rear Lot Lines.

LOT LINE, SIDE shall mean any Lot Line which is not a Front or Rear Lot Line.

LOT, SIZE the area contained within the boundaries lines of a Lot including Easements.

LOT, THROUGH shall mean a Lot having Frontage on two dedicated parallel or approximately parallel Streets.

LOT WIDTH shall mean the horizontal distance between the Side Lot Lines, measured at right angles to the Lot Depth at a point midway between the Front and Rear Lot Lines. The strip of land used for Access or utilities shall not be included in the calculation of Lot Width.

MANUFACTURED HOME shall mean a factory built Dwelling Unit constructed after June 15, 1976 to standards established by the U.S. Department of Housing and Urban Development (HUD) with a HUD seal affixed, and which is designed to be used as a year-round Dwelling when connected to the required utilities. A Manufactured Home does not include Mobile Homes, Travel Trailers, Park Models or Recreational Vehicles.

MANUFACTURED HOME PARK shall mean any area or tract of land where one or more Manufactured or Mobile Home spaces are rented or leased or held out for rent or lease to accommodate Manufactured or Mobile Homes used for habitation.

MANUFACTURED HOME SPACE shall mean a plot of ground within a Manufactured Home Park designed for the accommodation of one Manufactured or Mobile Home.

MEAT PROCESSING, GAME shall mean the preparation of meat for human consumption by a processor or slaughterer regulated by the Arizona Department of Agriculture through an Exempt Processing License under A.R.S. § 3-2001(11) whose products are specifically labeled “not for sale.”

MEAT PROCESSING, SMALL shall mean the preparation of meat for human consumption as regulated by the Arizona Department of Agriculture for sale only within the state of Arizona.

MEAT RECEIVING FACILITY, GAME shall mean a mobile refrigeration unit for the collection of game meat to be processed at a separate location.

#### MEDICAL MARIJUANA DISPENSARIES AND OFF-SITE CULTIVATION FACILITIES DEFINITIONS - See Section 24.9

METEOROLOGICAL (MET) TOWER shall mean Structures used to mount atmospheric sensors to measure wind and other local conditions.

MOBILE HOME shall mean a factory built Dwelling Unit constructed prior to June 15, 1976, on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a residence. Mobile Homes do not include Recreational Vehicles, Travel Trailers, or Manufactured Homes.

MODULAR HOME shall mean a factory built Dwelling Unit which conforms to the following:

1. Built to the building code as adopted by Coconino County
2. Built with exterior materials customarily used on conventional Site built Dwellings; e.g. wood siding, asphalt roof shingles;
3. Minimum roof pitch of 3 in 12;
4. Minimum one (1) foot overhangs on all four sides;
5. Minimum width of 20 feet; and
6. Constructed to be set on a permanent foundation similar to Site built Dwellings; e.g. footings and stem walls or piers, in compliance with the building codes as adopted by Coconino County.

MORTUARY shall mean a place for the storage of human or animal bodies prior to their burial or cremation. These uses may include crematoriums.

MOTEL shall mean the same as “Hotel”.

NET AREA shall mean the total horizontal area within the property lines of a Lot or parcel of land excluding all vehicular access ways except those private easements which serve as primary access to no more than four individual Lots or parcels.

NEW CONSTRUCTION shall mean structures for which the “start of construction” commenced on or after the effective date of this Ordinance.

NONCONFORMING SITUATIONS DEFINITIONS - See Section 29

NUISANCE PER SE shall mean a violation of any provision of this Ordinance, regardless of the degree of severity, which is a nuisance pursuant to A.R.S. 11-815 and 13-2917.

OFF-HIGHWAY VEHICLE (OHV) shall mean any motorized vehicle designed for use off paved roadways, and shall include motorcycles, motorbikes, three-wheelers, quads, four-wheel-drive vehicles, snowmobiles, go carts, sandrails, and any similar vehicle.

OFF-HIGHWAY VEHICLE FACILITY shall mean a track or other constructed facility, generally with berms, hills, banked turns, and other grading, but possibly created by simply driving over an area to create a track over which vehicles would traverse repetitively for recreational purposes. The facility may be for either personal or commercial use.

OVERLAY ZONE shall mean a zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone.

PARK MODEL shall mean a Recreational Vehicle, typically 12 feet in width that is built on a single chassis, mounted on wheels, designed to be connected to utilities necessary for operation of installed fixtures and appliances, and has a gross trailer area of not less than 320 square feet and not more than 400 square feet, except that it does not include fifth wheel trailers.

PARKING AREA shall mean an area designed and constructed for the parking, storage and maneuvering of vehicles.

PARKING SPACE shall mean a space within a public or private parking area, exclusive of driveways, ramps, columns, offices and work areas, which space is for the temporary parking or storage of one motor vehicle.

PRE-SCHOOL shall mean the use of any Building or Structure, in conjunction with any child care arrangement that provides care, supervision, education or instruction for more than six (6) preschool-aged children.

PRINCIPAL USE shall mean the primary or predominant use of any Lot or parcel.

RECREATION FACILITIES shall mean those buildings, structures or areas built or developed for purposes of entertaining, exercising or observing various activities participated in either actively or passively by individuals or organized groups.

Revised: 1/85, 5/89, 8/90, 5/92, 3/02, 10/13

RECREATIONAL VEHICLE shall mean a vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle.

RECREATIONAL VEHICLE PARK shall refer to facilities for the temporary storage, parking and maneuvering of Recreational Vehicles (motor homes, Travel Trailers, campers, etc.) with adequate roads and stall sites, including sanitary and water facilities. Site locations are generally provided on a day-by-day basis. This use does not constitute a Manufactured Home Park.

RECYCLING CENTER shall mean a Building or Site within which recoverable resources are collected, separated, and processed prior to shipment to others for use in the manufacture of new products. A recycling center does not include a Junk Yards.

RECYCLING-COLLECTION POINT shall mean an accessory use that serves as a neighborhood drop-off point for temporary storage of recoverable resources. Such facilities would consist of small enclosed containers, and would generally be located in shopping center parking lots or other public/quasi-public area such as at schools or churches.

RESTAURANT shall mean an establishment which serves food or beverages only to persons seated within a Building.

RESTAURANT, DRIVE-IN/THRU shall mean an establishment that primarily delivers prepared food and/or beverages to customers in motor vehicles or to customers at a service window for consumption either on or off the premises.

RIGHT-OF-WAY shall mean land dedicated to public use for pedestrian, equestrian and vehicular movement, which may also accommodate public utilities, that is either publicly owned or subject to a public Easement.

RURAL PLANNING AREA shall mean an area created by petition of owners of a majority of the property to prepare a plan that emphasizes voluntary, nonregulatory incentives for accommodating the continuation of traditional rural and agricultural enterprises; designated by the Board of Supervisors under A.R.S. § 11.806.D.3.

SECONDHAND MATERIALS shall mean manufactured goods that are deteriorated as to make them unusable in their current condition including but not limited to cloth, rope, rubber, glass, machinery, tools, appliances, fixtures, lumber, paper, cartons and containers, pipe, junk, auto parts, appliances, furniture, building materials, used tires, etc. that is stored for more than 24 hours in the same place.

SELF-SERVICE STORAGE FACILITIES shall mean any multi-unit facility designated or used for the purpose of providing individual compartmentalized and controlled access stalls or lockers for the storage of customers' goods and wares.

SETBACK shall mean the distance between the established Lot Line and any Building or Structure.

SETBACK LINE, FRONT shall mean the line which defines the depth of the required Front Setback. Said setback line shall be parallel with the street line and be removed therefrom by the perpendicular distance prescribed for the Front of the zone in which the property is located.

**Revised: 1/85, 10/86, 4/87, 8/90, 10/13**

SETBACK LINE, REAR or SIDE shall mean the line which defines the width or depth of the required Rear or Side Setback. Said setback line shall be parallel with the property line, removed therefrom by the perpendicular distance prescribed by the zone in which the property is located. Where the side or rear Setback abuts a street, the distance shall be measured as set forth in the "Setback Line, Front."

SIGN DEFINITIONS - See Section 26

SIGN shall a structure, device, figure, display, message placard, or other contrivance, or any part thereof, situated outdoors or indoors, which is designed, constructed, intended, or used to advertise, or to provide information in the nature of advertising, to direct or attract attention to an object, person, institution, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. This definition shall not include official notices issued by any court or public body or officer or directional warning or information Sign or Structure required by or authorized by law.

SIGN, OFF-PREMISE shall mean any Sign that directs attention to a business, commodity, service, idea or proposition, entertainment, product, Structure, Use or property different from a business existing on the property excluding appurtenant easements, where the Sign is located. An Off-Premise Sign also includes a Sign on which space is rented, donated, or sold by the owner of said Sign or property for the purpose of conveying a message.

SITE shall mean a parcel of land, subdivided or unsubdivided, occupied or to be occupied by a Use or Structure.

SITE PLAN shall mean a plan, prepared to scale, showing accurately and with complete dimensioning, all of the Buildings, Structures and Uses and the exact manner of development proposed for a specific parcel of land.

STABLE, COMMERCIAL shall mean a Structure or Site for more than 2 horses, mules or ponies and other similar animals which is rented, used or boarded for others on a commercial basis for compensation.

STABLE, PRIVATE shall mean an Accessory Structure for the keeping of horses, mules or ponies or other similar animals owned by the occupants of the premises and not rented, used or boarded on a commercial basis for compensation.

STATE shall mean the State of Arizona.

STORY shall mean that portion of a Building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floor and the ceiling next above it.

STREET shall mean a public thoroughfare or Right-of-Way or approved private thoroughfare or Right-of-Way determined by the Commission to be adequate for the purpose of Access, which affords the principal means of Access for Abutting property including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare, except as excluded in this Ordinance. The word "Street" shall include all major and secondary highways, collector Streets, and local Streets but shall not include Alleys.

STRUCTURAL ALTERATION shall mean any change in or alteration to a Structure involving a bearing wall, column, beam or girder, floor or ceiling joists, roof rafters, roof diaphragms, foundations, piles, retaining walls, or similar components.

STRUCTURE shall mean anything constructed or erected, any edifice or Building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, which requires location on or in the ground or is attached to something having a location on or in the ground, including but not limited to Mobile Homes, Signs, pre-fab storage sheds, light standards, flag poles, church spires, antennas, swimming and wading pools, and covered patios, excepting paved areas, concrete walks, tennis courts, and similar outdoor areas, and further excepting fences and walls three (3) feet or less in height.

STRUCTURE HEIGHT shall mean the vertical distance from the average line of the highest point and lowest points of the preexisting natural Grade of that portion of the lot covered by the Structure to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the highest point of the highest gable of a pitch or hip roof.

TEMPORARY USE shall mean a land use that is designed, operated, and occupies a site for a limited time pursuant to performance standards. See Special Uses and Conditions Section 24.1-1.

TOWNHOUSE shall mean a Single-Family Dwelling that shares a party wall with another of the same type.

TRAVEL TRAILER shall mean a self-contained vehicle without motive power, portable structure with wheels built on a chassis, designed as a temporary Dwelling for travel recreation and vacation purposes, having a body width not exceeding eight (8) feet and its body length does not exceed 40 feet.

TRUCK STOP shall mean a facility for fueling and servicing trucks and tractor trailers, with or without a Convenience Market and/or other ancillary uses.

TRUCK YARD shall mean the parking, storage, or maintenance of two (2) or more Commercial Vehicles on any given lot or parcel of land.

UNLICENSED VEHICLE shall mean any motor vehicle which is not currently licensed.

USE shall mean the purpose for which land or a Building is occupied or maintained.

UTILITY INSTALLATION shall mean all above-ground Buildings, Structures and related equipment for electric, telephone (other than wireless), and television, water distribution, wastewater treatment, and natural gas providing utility services. Transmission and distribution lines and supporting Structures are not included.

VARIANCE shall mean a grant of relief from certain requirements of this Ordinance which permits development in a manner that would otherwise be restricted by this Ordinance. See Administration Section 30.7.

VETERINARY FACILITIES shall mean a Building or Site where animals are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use. This use does not include Kennels, Stables or animal shelters.

**Revised: 1/85, 5/89, 10/13**

WAREHOUSING shall mean the use of a Building or portion thereof for the commercial storage of goods or merchandise and where no retail or Wholesale operation is conducted at the Site

WATERCOURSE shall mean any lake, river, creek, stream, wash, arroyo, channel, or other course through which waters flow at least periodically. The term may include specifically designated areas in which substantial flood damage may occur.

WHOLESALE shall mean the selling of any type of goods or materials for the purpose of resale.

WIRELESS TELECOMMUNICATION FACILITIES DEFINITIONS - See Section 24.5

WOOD PROCESSING shall mean the preparation or production of wood materials for firewood sales or construction materials.

ZONE shall mean a classification established by this Ordinance which limits or permits various and specific Uses subject to specific performance and development standards. Zone shall mean the same as "District" in A.R.S. §11-801.

ZONING ORDINANCE or ORDINANCE shall mean the Zoning Ordinance of the County of Coconino, Arizona.